



**PLANNING COMMISSION MEETING**

**MONDAY, May 24, 2021**

**City Council Chambers, 400 East Military Avenue, Fremont NE  
5:00 P.M.**

**The Municipal Building is undergoing renovations to install a new elevator the elevator is temporarily out of service. The west side of the building is closed. Please enter through the east door. You can take the stairs to the second floor.**

**Videoconference Meeting Participation Notice: In the interest of public health and safety, this meeting will also be conducted online through the Zoom link below. Citizens may also call into the meeting with the phone number below.**

**Jennifer Dam is inviting you to a scheduled Zoom meeting.**

**Topic: Planning Commission**

**Time: May 24, 2021 05:00 PM Central Time (US and Canada)**

**Join Zoom Meeting**

**<https://zoom.us/j/91988921768?pwd=eG1ZZG5TeEtKdTY1aTVTc2dMK2o5Zz09>**

**Meeting ID: 919 8892 1768**

**Passcode: 424543**

**One tap mobile**

**+13462487799,,91988921768# US (Houston)**

**+16699009128,,91988921768# US (San Jose)**

**Dial by your location**

**+1 346 248 7799 US (Houston)**

**+1 669 900 9128 US (San Jose)**

**+1 253 215 8782 US (Tacoma)**

**+1 312 626 6799 US (Chicago)**

**+1 646 558 8656 US (New York)**

**+1 301 715 8592 US (Washington DC)**

**Meeting ID: 919 8892 1768**

**Find your local number: <https://zoom.us/u/ad7wsxNSZ>**



**PLANNING COMMISSION SPECIAL MEETING  
MONDAY, May 24 2021  
City Council Chambers, 400 East Military Avenue, Fremont NE  
5:00 P.M.**

1. Call to Order.
2. Roll Call.
3. Dispense with the reading and approve the minutes of the April 19, 2021 Meeting as prepared.
4. A request by the City of Fremont for a revised Preliminary Plat for Fremont Technology Park, generally located at 29<sup>th</sup> Street and N. Lincoln Ave.
5. A request by the City of Fremont for a Final Plat for Fremont Technology Park 3<sup>rd</sup> Addition, generally located at 29<sup>th</sup> and N Lincoln Ave.

**THIS MEETING WAS PRECEDED BY PUBLICIZED NOTICE IN THE FREMONT TRIBUNE, THE AGENDA DISPLAYED IN THE LOBBY OF THE MUNICIPAL BUILDING AND POSTED ONLINE AT [WWW.FREMONTNE.GOV](http://WWW.FREMONTNE.GOV) IN ACCORDANCE WITH THE NEBRASKA OPEN MEETINGS ACT, A COPY OF WHICH IS POSTED CONTINUALLY IN THE COUNCIL CHAMBERS FOR PUBLIC INSPECTION, AND SAID MEETING IS OPEN TO THE PUBLIC. A COPY OF THE AGENDA WAS ALSO KEPT CONTINUALLY CURRENT AND AVAILABLE TO THE PUBLIC IN THE PRINCIPLE OFFICE OF THE DEPARTMENT OF PLANNING, 400 EAST MILITARY AVENUE. THE PLANNING COMMISSION RESERVES THE RIGHT TO ADJUST THE ORDER OF ITEMS ON THIS AGENDA.**

## PLANNING COMMISSION MINUTES

APRIL 19, 2021

5:00 p.m. Meeting

Chairman Jarod Borisow called the regular meeting to order at 5:00 p.m. He stated that a copy of the Open Meetings Act is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Chairman Borisow and Commissioners, Nielsen, Landholm, Lathrop, Gifford, Carlson, Sawyer, Washburn and Horeis present. A quorum was established.

Chairman Borisow read the item: dispense with the reading of the minutes of the March 15, 2021 meeting. Commissioner Horeis made a motion to approve the minutes as prepared. Commissioner Washburn seconded the motion. By a roll call vote, Borisow, Gifford, Lathrop, Nielsen, Carlson, Landholm, Sawyer, Washburn and Horeis voted in favor. The motion carried 9-0.

Chairman Borisow read the item: A request by Scott Kolb for a sign plan for Dairy Queen generally located at the northeast corner of 22<sup>nd</sup> and north Broad Streets. Planning Director, Jennifer Dam noted she had received new images of the signs. Commissioner Landholm made a motion to receive the new images, commissioner Gifford seconded the motion. By a roll call vote, Washburn, Sawyer, Gifford, Horeis, Lathrop, Landholm, Carlson, Nielsen and Borisow all voted in favor. Motion carried 9-0. Planning Director Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the sign plan. Chairman Borisow closed the public hearing. Commissioner Washburn made a motion to recommend approval of the project and Commissioner Carlson seconded the motion. By roll call vote, Lathrop, Nielsen, Gifford, Horeis, Landholm, Sawyer, Washburn and Carlson voted in favor. Commissioner Borisow voted against. The motion carried 8-1.

Chairman Borisow read the item: A request by Caleb Snyder on behalf of Hoppe homes for the Bluestem Commons Planned Development to allow single family detached units as a use type in addition to the already approved duplex use type on Lots 1-24, Block 4; Lots 1-2, 6-7, 11-12, Block 5; and, Lots 1-16, Block 8 Bluestem Commons. The Property is generally located on the west side of N. Luther Road and 36<sup>th</sup> Street. Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the request. Chairman Borisow closed the public hearing. Commissioner Sawyer made a motion to recommend approval. Commissioner Landholm seconded the motion. By a roll call vote Nielsen, Lathrop, Borisow, Landholm, Horeis, Carlson, Washburn, Sawyer and Gifford voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by Caleb Snyder on behalf of Hoppe Homes for the Bluestem Commons Replat 2 Final Plat which replats 12 lots into 10 lots on property generally located on the west side of N Luther Road and 36<sup>th</sup> Street. Planning Director Jennifer Dam gave her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the change. Chairman Borisow closed the public hearing.

Commissioner Horeis made a motion to approve the change and Commissioner Gifford seconded. By a roll call vote Borisow, Gifford, Nielsen, Landholm, Lathrop, Horeis, Washburn, Sawyer and Carlson all voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by Jacob Hoppe for a conditional use permit to convert a former nursing home into multi-family dwellings on property generally located at 2550 N Nye Ave. Jennifer Dam, Planning Director gave her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the permit and 4 people spoke against the permit. Chairman Borisow closed the public hearing. Commissioner Gifford made a motion to approve the permit with the stipulation that a six-foot privacy fence be installed between this property and Fairway St. Commissioner Landholm seconded the motion. By a roll call vote Washburn, Sawyer, Borisow, Horeis Gifford, Landholm, Lathrop, Carlson, and Nielsen all voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by Brian Levander for a conditional use permit for an auto-body shop on property generally located on Lot 2, Fremont Technology Park 2<sup>nd</sup> Addition. Planning Director Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the permit. Chairman Borisow closed the public hearing. Commissioner Sawyer made a motion to approve the permit and Commissioner Horeis seconded. By a roll call vote, Landholm, Carlson, Borisow, Nielsen, Gifford, Horeis, Sawyer, Washburn and Lathrop all voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by Mark Boschult for a conditional use permit or a self-storage facility on property generally located at 333 W. 23<sup>rd</sup> Street. Planning Director Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the permit. Chairman Borisow closed the public hearing. Commissioner Gifford made a motion to approve the permit and Commissioner Carlson seconded it. By a roll call vote, Lathrop, Landholm, Borisow, Gifford, Horeis, Sawyer, Washburn, Nielsen and Carlson voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by Steve Dodd on behalf of Ron Vlach for a conditional use permit for a storage facility generally located at 1405 W Military. Jennifer Dam, Planning Director presented her staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the permit. Chairman Borisow closed the public hearing. Commissioner Washburn made a motion to approve the permit and Commissioner Nielsen seconded it. By a roll call vote Gifford, Lathrop, Landholm, Borisow, Sawyer, Washburn, Nielsen, Horeis and Carlson all voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by Zach Brigman for a conditional use permit to expand a non-standard use to replace an existing garage on property generally located at 351 W 11<sup>th</sup> St. Planning Director, Jennifer Dam presented to staff report. Chairman Borisow opened the public hearing. One person spoke in favor of the permit, noting that the structure will be 2' 8" from the back-property line. Chairman Borisow closed the public hearing. Commissioner Nielsen made a motion in favor of the permit and Commissioner

Horeis seconded. By a roll call vote, Gifford, Sawyer, Borisow, Landholm, Lathrop, Horeis, Carlson, Nielsen, and Washburn voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by the City of Fremont for a revised preliminary plat for Fremont Technology Park, generally located at 29<sup>th</sup> St and N Lincoln Ave. Planning Director Jennifer Dam presented her staff report and noted she had received a memo from Public Works that should be included in the record. Commissioner Landholm made a motion in favor of receiving the memo and Commissioner Horeis seconded. By a roll call vote Washburn, Landholm, Borisow, Sawyer, Nielsen, Carlson, Lathrop, Horeis, and Gifford all voted in favor. Motion carried 9-0. Chairman Borisow opened the public hearing. Upon having no public comment Chairman Borisow closed the public hearing. Commissioner Landholm made a motion to approved the preliminary plat and Commissioner Carlson seconded. By a roll call vote, Carlson, Nielsen, Lathrop, Landholm, Horeis, Sawyer, Borisow, Washburn and Gifford all voted in favor. Motion carried 9-0.

Chairman Borisow read the item: A request by the City of Fremont for a final plat for Fremont Technology Park 3<sup>rd</sup> addition, generally located at 29<sup>th</sup> and N Lincoln Ave. Planning Director Jennifer Dam presented her staff report. Chairman Borisow opened the public hearing. Upon no public comments Chairman Borisow closed the public hearing. Commissioner Washburn made a motion to approve the plat and Commissioner Nielsen seconded. By a roll call vote Gifford, Lathrop, Landholm, Horeis, Carlson, Borisow, Sawyer, Washburn, and Nielsen voted in favor. Motion Carried 9-0.

Chairman Borisow read the item: A request by the City of Fremont for changes to Sections 11-502.04; 11-603.01; and, 11-706.05 of the UDC related to lots for utility purposes. Jennifer Dam, Planning Director presented her staff report. Chairman Borisow opened the public hearing. Upon no public comments Chairman Borisow closed the public hearing. Commissioner Landholm made a motion to approve the changes. Commissioner Nielsen seconded. By a roll call vote Lathrop, Landholm, Horeis, Gifford, Carlson, Borisow, Washburn, Sawyer and Nielsen all voted in favor. Motion carried 9-0.

Commissioner Gifford made a motion to adjourn and Commissioner Nielsen seconded. By a roll call vote Lathrop, Horeis, Gifford, Carlson, Borisow, Washburn, Sawyer, Landholm and Nielsen all voted in favor. Motion carried 9-0 Meeting adjourned at approximately 6:25pm.

APPROVED

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Jarod Borisow, Chairman

ATTEST

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Jennifer Dam, Director of Planning

DRAFT

## Staff Report

**TO:** Planning Commission  
**FROM:** Jennifer L. Dam, AICP, Planning Director  
**DATE:** May 24 2021  
**SUBJECT:** Fremont Technology Park Revised Preliminary Plat

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**Recommendation:** Recommend approval to City Council

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### Background:

This is a request for a revised preliminary plat expanding the number of lots in the Fremont Technology Park. It is associated with a revised final plat.

The City Council reviewed this item on May 11, 2021. At that time the City Council voted 6-1 (Yerger, Kuhns, Jensen, Sookram, Ganem and Gibson voting aye and Legband voting nay) to send the preliminary and final plats back to the Planning Commission to review with changes showing the property on the east side of Buckingham Circle/Road (previously Lots 10-14) as a part of Outlot A.

The Preliminary and Final Plats have been revised to show the requested change.

The Planning Commission is required to review and make a recommendation to the City Council on the revised preliminary plat.

The Planning Commission held a public hearing on the original preliminary plat on April 19, 2021 and voted 9-0 to recommend approval.

The Public Works Director has requested the preliminary and final plat be revised to reflect a 50- foot wide outlot on the south, 25' wide drainage easements between Lots 12 and 13 Block 3 and 9 and 10, Block 3; and Lots 3 and 4, Block 3. Revisions to the size and location of utilities have been provided to Olsson, as well.

The revisions requested by the Public Works Director are being added to the Preliminary Plat.

The City Council approved the Fremont Technology Park Preliminary Plat and the Fremont Technology Park final plat in October, 2013. The Fremont Technology Park Replat of Outlot A was approved in December, 2014. The Fremont Technology Park Replat of Outlot B, administrative plat was approved in April, 2020. The Fremont Technology Park 1<sup>st</sup> Addition Replat of Outlot B and Lot 2 and Lot 3, administrative plat, was approved in December 2020. The Fremont Technology Park 2<sup>nd</sup> Addition, administrative plat, was approved in March, 2021.

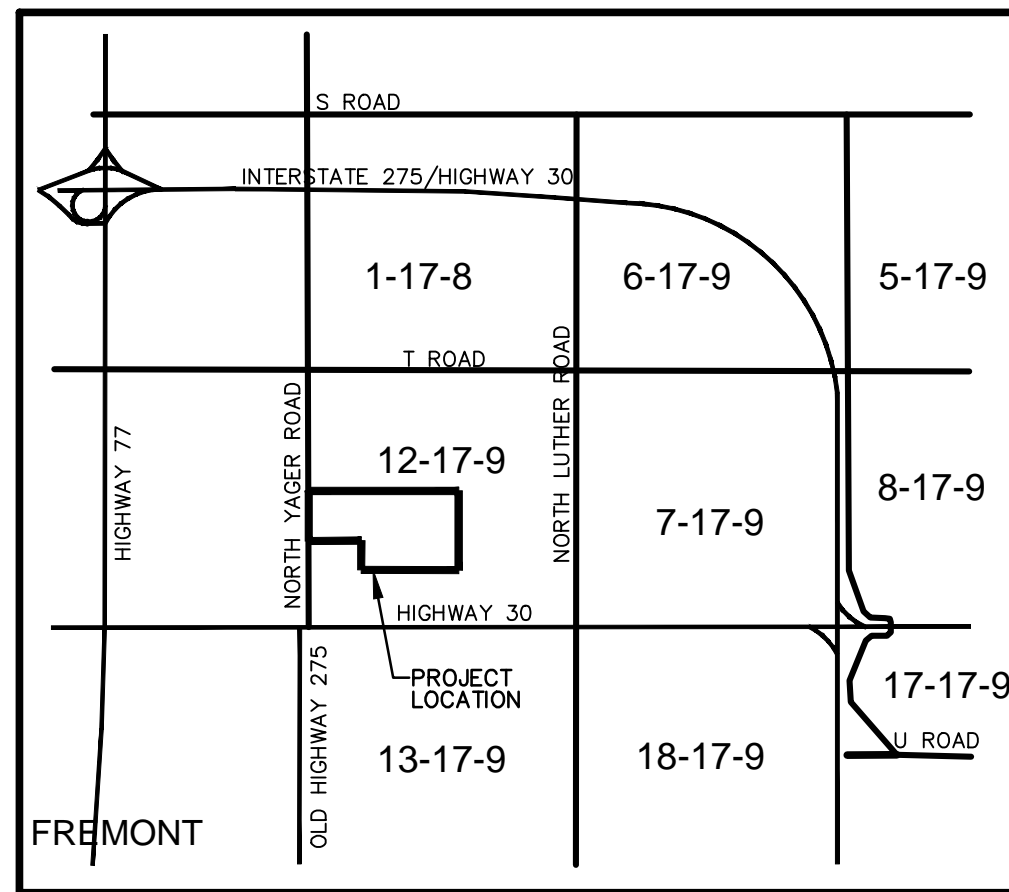
The revised preliminary plat extends 29<sup>th</sup> Street and establishes cul-de-sacs for Oxford Circle and Buckingham Circle. The preliminary plat contains 21 lots and an outlot. The outlot contains a 100 foot wide detention cell on the east perimeter of the property and a 40 foot wide drainage buffer on the south end of the property.

The drainage study and drainage plan have been revised to reflect the new layout.

The base floodplain elevation at the Rawhide Creek has been determined to be 1184 at the curve of the creek at the south end of the property and 1185 toward the west end of the property. There is known flooding in the area, recommendations for the Hidden Brook and Fountain Springs subdivisions were to elevate structures two feet above the base flood elevation. The plat should be revised to reflect the base flood elevations.

The plat otherwise meets the requirements of Section 11-700 of the UDC.





VICINITY MAP  
NOT TO SCALE

LEGEND	
	BOUNDARY LINE
	PROPERTY LINE
	SECTION LINE
	EX. STORM SEWER LINE
	EX. SANITARY SEWER LINE
	EX. TELEPHONE LINE
	EX. GAS LINE
	EX. FIBER OPTIC LINE
	EX. WATER MAIN
	X
	EX. OVERHEAD POWER
	ROAD CENTERLINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE CURB AND GUTTER
	BARBED WIRE FENCE
	EDGE OF WATER
	BREAKLINE
	SECTION CORNER
	MEASURED DISTANCE
	POWER POLE
	POWER POLE WITH LIGHT
	GAS RISER
	SANITARY SEWER MANHOLE
	ELECTRIC BOX
	ELECTRIC VAULT
	ELECTRIC METER
	ELECTRIC RISER
	TRANSFORMER
	STORM SEWER MANHOLE
	STORM CURB INLETS
	STORM AREA INLETS
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	SIGN

#### LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOT 1, FREMONT TECHNOLOGY PARK, LOTS 2 AND 3, AND OUTLOT 'A'; FREMONT TECHNOLOGY PARK REPLAT OF OUTLOT 'A'; LOT 1, FREMONT TECHNOLOGY PARK REPLAT OF OUTLOT 'B'; LOTS 2, 4 AND 6, AND OUTLOT 'B'; FREMONT TECHNOLOGY PARK 1ST ADDITION; LOTS 1, 2 AND 3, AND OUTLOT 'A'; FREMONT TECHNOLOGY PARK 2ND ADDITION; A PORTION OF EAST 29TH STREET, A PORTION OF EAST 32ND STREET AND A PORTION OF NORTH LINCOLN AVENUE, ALL LOCATED IN THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH RANGE 8 EAST, OF THE 6TH P.M. CITY OF FREMONT, DODGE COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE, EASTERLY ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, ON AN ASSUMED BEARING OF N87°53'28"E, A DISTANCE OF 330.08' TO A POINT; THENCE S02°23'55"E, A DISTANCE OF 1,287.07' TO A POINT; THENCE S88°00'22"W, A DISTANCE OF 330.02' TO A POINT; THENCE S87°57'07"W, A DISTANCE OF 2,054.48' TO A POINT; THENCE N02°26'20"W, A DISTANCE OF 476.33' TO A POINT; THENCE S87°12'40"W, A DISTANCE OF 534.00' TO A POINT; THENCE N02°26'20"W, A DISTANCE OF 818.04' TO A POINT; THENCE N87°58'31"E, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,589.34', TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 3,503,856.79 SQUARE FEET OR 80.44 ACRES, MORE OR LESS.

#### BENCHMARKS

CHISELED "X" ON NORTH  
RIM OF MANHOLE  
NORTHING: 610674.16  
EASTING: 2608057.22  
ELEVATION: 1182.38

CHISELED "X" ON NORTH  
RIM BOLT OF FIREHYDRANT  
NORTHING: 611357.02  
EASTING: 2605002.82  
ELEVATION: 1188.2

# FREMONT TECHNOLOGY PARK

## PRELIMINARY PLAT

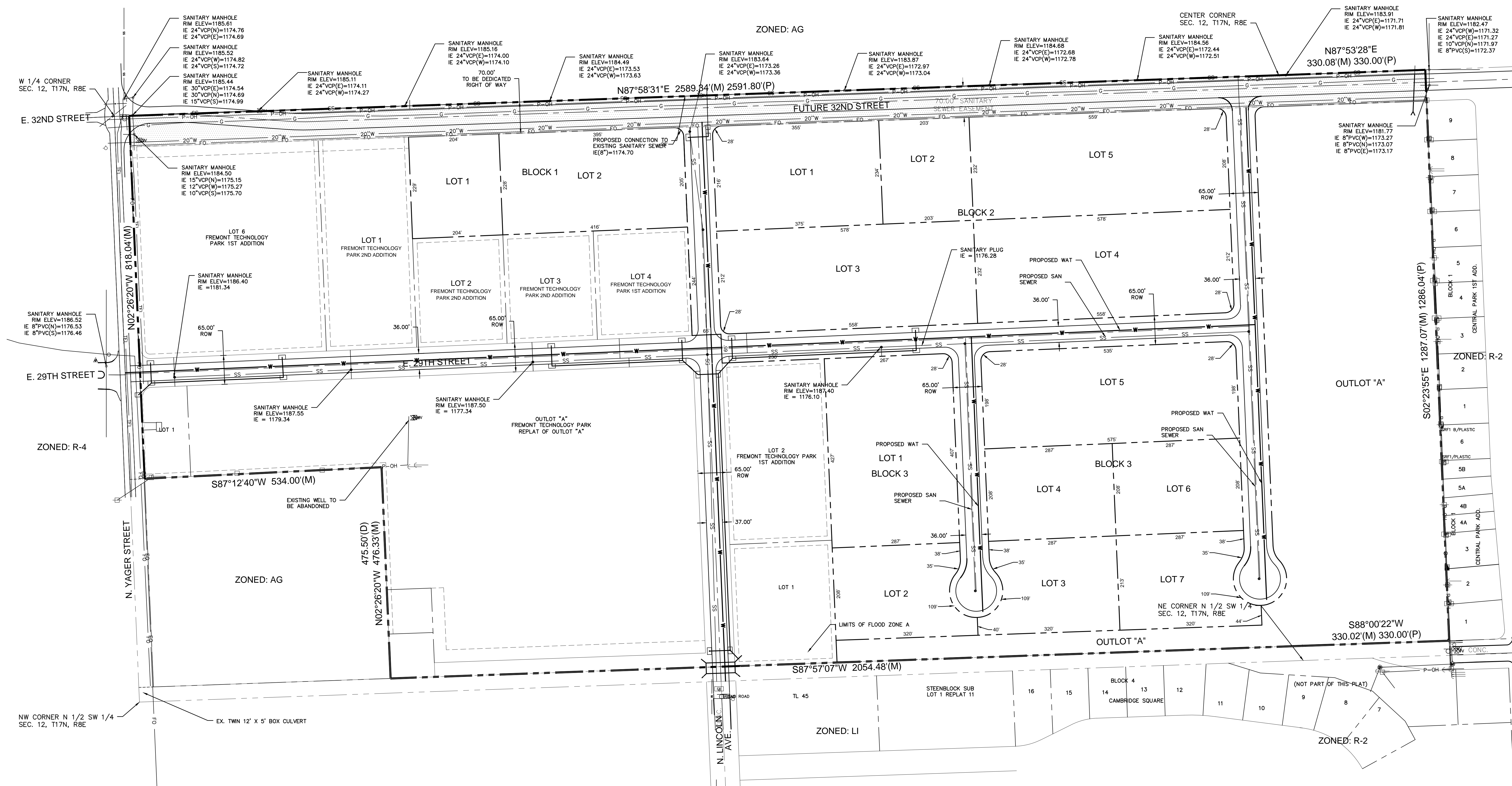
OWNERS & DEVELOPERS ENGINEER & PREPARER

CITY OF FREMONT  
400 E. MILITARY AVE  
FREMONT, NE 68025

OLSSON  
601 P STREET  
LINCOLN, NE. 68508

#### GENERAL SITE NOTES

- ALL SANITARY SEWERS & WATER MAINS TO BE PUBLIC.
- ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- ALL PAVING RADII TO BE 20' UNLESS OTHERWISE NOTED.
- ALL INTERSECTION ANGLES SHALL BE 90° ±10° UNLESS OTHERWISE NOTED.
- CURRENT ZONING IS LIGHT INDUSTRIAL. PROPOSED ZONING IS LIGHT INDUSTRIAL.
- ALL ELEVATIONS ARE BASED ON NAVD 1988.
- LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY AT THE TIME OF FINAL PLAT.
- EXISTING AND PROPOSED EASEMENTS TO BE IDENTIFIED AND SHOWN AT TIME OF FINAL PLATTING.
- DEVELOPMENT LIES WITHIN ZONE X WITH THE EXCEPTION OF THE ZONE A AREA SHOWN ON PLAN.



REVISIONS DESCRIPTION

REV. NO. DATE

2021

PRELIMINARY PLAT  
SITE PLAN

FREMONT TECHNOLOGY PARK

FREMONT, NEBRASKA

drawn by: MRO  
checked by: BJM  
approved by: BJM  
checked by: BJM  
project no.: 018-1554  
drawing no.:  
date: 04.08.21

SHEET  
1 OF 2

olsson

601 P Street, Suite 200  
P.O. Box 68508  
Lincoln, NE 68508  
TEL 402.474.0311  
www.olsson.com

<u>OWNERS &amp; DEVELOPERS</u>	<u>ENGINEER &amp; PREPARER</u>
CITY OF FREMONT 400 E. MILITARY AVE FREMONT, NE 68025	OLSSON ASSOCIATES 1111 LINCOLN MALL LINCOLN, NE. 68508 CONTACT: TODD LORENZ PHONE: 474-6311

olsson

P.O. Box 84608  
Lincoln, NE 68508

www.olsson.com

IEL 402.4/4.6371

## REVISIONS

1707

**FREMONT TECHNOLOGY PARK**

FREMONT, NEBRASKA

wn by: MRG  
 cked by: BJM  
 roved by: BJM  
 QC by: BJM  
 ect no.: 018-15540  
 wing no.: \_\_\_\_\_  
 e: 04.06.21

SHEET  
OF 2

	BOUNDARY LINE
	PROPERTY LINE
	SECTION LINE
	STORM SEWER LINE
	ROAD CENTERLINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EDGE OF WATER

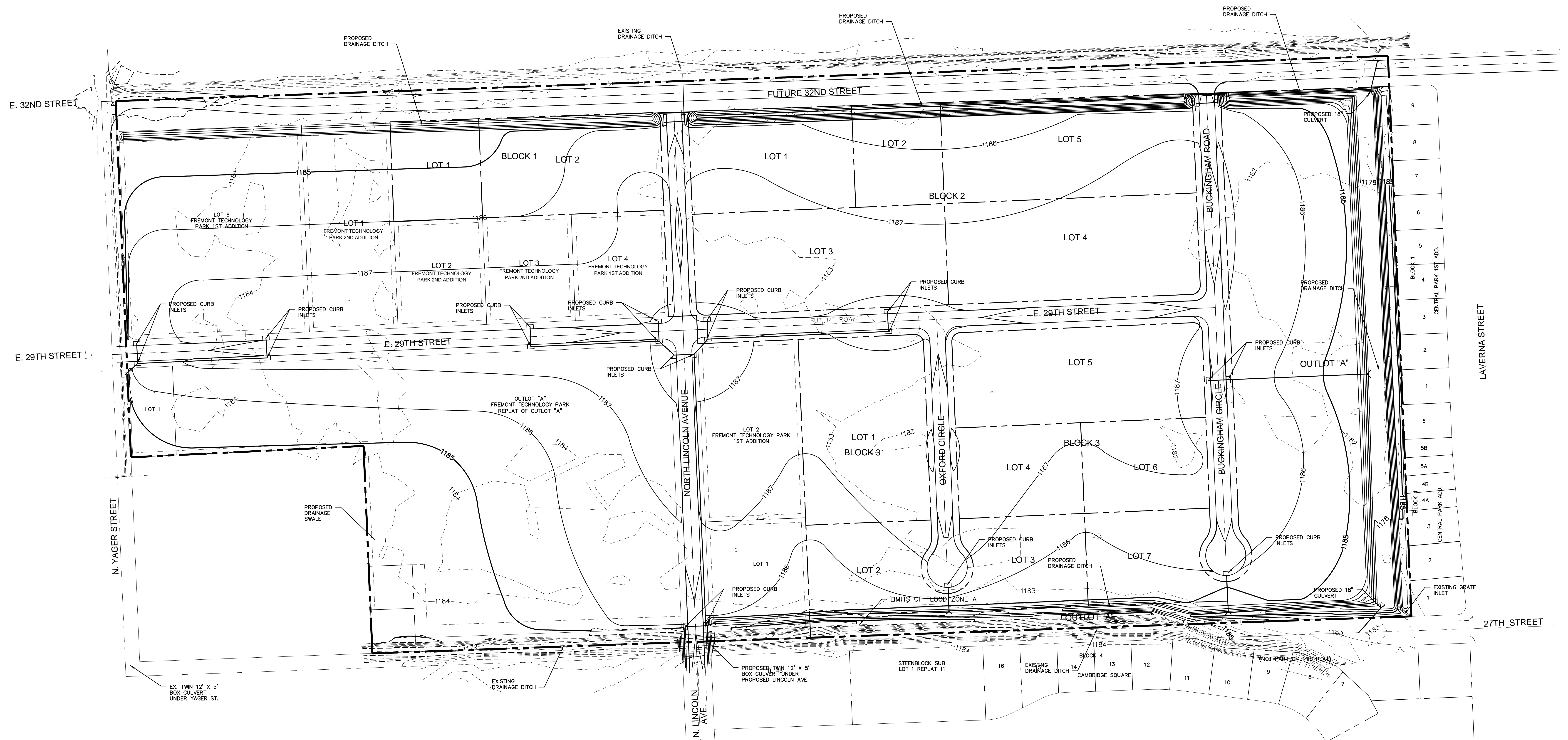
**N**

1" = 100'

0' 50' 100' 200'

SCALE IN FEET

NOTE: ROAD PROFILES BASED  
OFF CITY DESIGN FILES.



DWG: F:\2018\1501-2000\018-1554\40-Design\AutoCAD\Preliminary Plans\Sheets\GNC\VC\_GRD001\_0181554.dwg USER: mgrgreife  
DATE: May 21, 2021 9:07am XREFS: C:\XBASE\_0181554 C:\PBASE\_0181554 C:\BLK\_0181554 FP\_FTP\_3rd-Addition

## Memo

To: Jennifer Dam  
Director of Planning  
From: David Goedeken, P.E.  
Director of Public Works/City Engineer  
Topic: Engineering Review  
Fremont Technology Park 3<sup>rd</sup> Addition, Public Improvement Submittals  
Dated: April 15, 2021

I have reviewed the submittals for this Addition. The plat is for the tract of land bordered by the Rawhide Creek on the South, Proposed 32<sup>nd</sup> Street on the North, Yager Road on the West and Central Park on the East. The Plans submitted were the, Grading Plans, Utility and Public Improvement Layouts, and Drainage Plans and Calculations. The majority of the submittals were prepared by Olsson and Associates. The development is owned by the City of Fremont. The Fremont Engineering Department has been tasked with the design of the public improvements and these plans are in the Engineering Department under design.

- The plat is located inside city limits.
- The interior streets in the development will be paved in accordance of the UDC. The recommended width of streets will be 36 feet, as shown on the public improvement plans.
- Storm sewer and drainage plans have been submitted and reviewed. The public improvements in the development have been designed to drain as much runoff into the proposed detention cell on the Eastern edge of the site. Ultimately the majority of runoff will flow into the Rawhide Creek the remaining portion will drain into the unnamed drainageway on the Northern edge of the development. For more specific hydraulic information I would refer you to the Drainage Study dated April 6, 2021 as prepared by Olsson and Associates.
- Water, Sewer, Gas, and Electric will be supplied by the City of Fremont. Water and Sewer are partially installed on the site. The City's design plans will complete the water and sewer layouts in the subdivision.

### Final Comments:

- The submittals received on 4/15/2021 from the Planning Department contain some errors in locations of the proposed and existing utilities. The Engineering Department has submitted the most up to date locations and sizes of utilities to the Planning Department and Olsson Associates for clarification.
- Engineering Staff further recommends there be additional storm drainage easements at the following locations.
  - 25 foot drainage easement along property line of Lots 12 and 13, Block 3.
  - 25 foot drainage easement along property line of Lots 9 and 10, Block 3.

- 25 foot drainage easement along property line of Lots 3 and 4, Block 3.
- Outlot A along the Southerly line of Lots 3, 4, 9, and 10, Block 3 is shown as 40 feet in width on the Final Plat. Page 7 of the Drainage Study recommends a 3:1 embankment slope and a 20 foot wide buffer/no fill zone adjacent to the Rawhide Creek. The Creek appears to be roughly 8 feet deep by the contour lines shown on the Grading Plan. At a 3:1 slope this would require 24 feet for the slope plus a 20 foot wide buffer from the bed of the creek. That totals up to a minimum of 44 feet. However, the exact location of the creek bed meanders North and South relative to the Outlot line. I would recommend the width of Outlot A be increased to 50 feet to provide adequate clearance.

## Staff Report

**TO:** Planning Commission  
**FROM:** Jennifer L. Dam, AICP, Planning Director  
**DATE:** May 24, 2021  
**SUBJECT:** Fremont Technology Park Replat 3 Final Plat

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**Recommendation:** Recommend Approval to City Council

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### Background:

This is a request for a final plat expanding the number of lots in the Fremont Technology Park. It is associated with a revised Preliminary Plat.

The plat has been revised to show the lots on the east side of Buckingham Circle/Road included in Outlot A as requested by the City Council on May 11, 2021 during the discussion on the Preliminary Plat.

The Planning Commission is required to review and make a recommendation on the revised plat.

The Planning Commission held a public hearing and recommended approval 9-0 on April 19, 2021.

The City Council approved the Fremont Technology Park Preliminary Plat and the Fremont Technology Park final plat in October, 2013. The Fremont Technology Park Replat of Outlot A was approved in December, 2014. The Fremont Technology Park Replat of Outlot B, administrative plat was approved in April, 2020. The Fremont Technology Park 1<sup>st</sup> Addition Replat of Outlot B and Lot 2 and Lot 3, administrative plat, was approved in December 2020. The Fremont Technology Park 2<sup>nd</sup> Addition, administrative plat, was approved in March, 2021.

The final plat is consistent with the Preliminary Plat.

A subdivision agreement is not required as the City is the subdivider.



FREMONT TECHNOLOGY PARK 3RD ADDITION



LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOT OUTLOT "B" FREMONT TECHNOLOGY PARK 1ST ADDITION AND OUTLOT "A" FREMONT TECHNOLOGY PARK 2ND ADDITION, LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "B" FREMONT TECHNOLOGY PARK 1ST ADDITION, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S02°23'55"E, SOUTHERLY ON AN EAST LINE OF SAID OUTLOT "B", A DISTANCE OF 1,217.00' TO THE SOUTHEAST CORNER OF SAID OUTLOT "B"; THENCE S88°00'22"W, ON A SOUTH LINE OF SAID OUTLOT "B", A DISTANCE OF 330.02' TO A SOUTH CORNER OF SAID OUTLOT "B"; THENCE S87°57'07"W, ON A SOUTH LINE OF SAID OUTLOT "B", A DISTANCE OF 1,048.83' TO A SOUTHWEST CORNER OF SAID OUTLOT "B"; THENCE N02°24'39"W, ON A WEST LINE OF SAID OUTLOT "B", A DISTANCE OF 684.79' TO A SOUTHWEST CORNER OF SAID OUTLOT "B"; THENCE S87°35'21"W, ON A SOUTH LINE OF SAID OUTLOT "B"; THENCE N02°24'39"W, ON A WEST LINE OF SAID OUTLOT "B", A DISTANCE OF 230.00' TO A SOUTHWEST CORNER OF SAID OUTLOT "B"; THENCE S87°33'40"W, ON A SOUTH LINE OF SAID OUTLOT "B", A DISTANCE OF 65.00' TO A SOUTHWEST CORNER OF SAID OUTLOT "B"; THENCE N02°24'39"W, ON A WEST LINE OF SAID OUTLOT "B", A DISTANCE OF 244.47' TO A WEST CORNER OF SAID OUTLOT "B"; SAID CORNER BEING THE SOUTHEAST CORNER OF OUTLOT "A" FREMONT TECHNOLOGY PARK 2ND ADDITION; THENCE S87°34'00"W, ON A SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 619.69' TO THE SOUTHWEST CORNER OF SAID OUTLOT "A"; THENCE N02°14'08"W, ON A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 229.11' TO THE NORTHWEST CORNER OF SAID OUTLOT "A"; THENCE N87°58'31"E, ON A NORTH LINE OF SAID OUTLOT "A" AND A NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 1,962.62' TO A NORTH CORNER OF SAID OUTLOT "B"; THENCE N87°54'11"E, ON A NORTH LINE OF SAID OUTLOT "B", A DISTANCE OF 330.49' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,971,247.74 SQUARE FEET OR 45.25 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS OF LOTS, ANGLE POINTS AND ENDS OF CURVES IN FREMONT TECHNOLOGY PARK 3RD ADDITION, A SUBDIVISION LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

DATE	ANDREW BROEKER	LS NUMBER
	OLSSON INC.	
	601 P STREET, SUITE 200	
	LINCOLN, NE 68508	

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE PLATTED INTO FOURTEEN (14) LOTS AND ONE (1) OUTLOT, TO BE NAMED AND NUMBERED AS SHOWN, SAID PLAT TO BE HEREAFTER KNOWN AS "FREMONT TECHNOLOGY PARK 3RD ADDITION"; SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT; SAID OWNER GRANTS UTILITY EASEMENTS AT THE LOCATIONS AND WIDTHS SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE THE STREETS TO BE KNOWN AS EAST 29TH STREET, NORTH LINCOLN AVENUE, AT THE LOCATIONS SHOWN AND TO THE WIDTHS SHOWN HEREON, WE DO ALSO GRANT EASEMENTS TO THE CITY OF FREMONT, SAID EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES, AND ARE SUBJECT TO THE PARAMOUNT RIGHT OF THE PUBLIC UTILITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

BY: CITY OF FREMONT, DODGE COUNTY NEBRASKA

BY: \_\_\_\_\_

NAME: JOEY SPELLERBERG  
TITLE: MAYOR

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }  
DODGE COUNTY } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME JOEY SPELLERBERG, MAYOR, CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

NOTARY PUBLIC \_\_\_\_\_

CITY OF FREMONT PLANNING COMMISSION APPROVAL

THIS PLAT OF "FREMONT TECH PARK 3RD ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF FREMONT PLANNING COMMISSION AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF FREMONT, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY OF FREMONT PLANNING COMMISSION:

CHAIRPERSON \_\_\_\_\_

SECRETARY \_\_\_\_\_

FREMONT TECHNOLOGY PARK 3RD ADDITION

REV. NO.

DATE

REVISIONS DESCRIPTION

FREMONT, NEBRASKA

2021

REVISIONS

drawn by: ALB  
checked by: \_\_\_\_\_  
approved by: \_\_\_\_\_  
QA/QC by: DT  
project no.: 018-1554  
drawing no.: \_\_\_\_\_  
date: 5/14/2021

SHEET

1 of 1

olsson

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DATE: May 20, 2021 1:01pm  
XREFS: 2021.03.02\_GNVC\_Fremont Site Layout B103092\_ALTA